COPY FOR MR. J. ALLAN ROSS



HYDRO-ELECTRIC INQUIRY COMMISSION

ENGINEERING DATA

THE QUEENSTON-CHIPPAWA POWER DEVELOPMENT

CHAPTER "J"—QUANTITIES

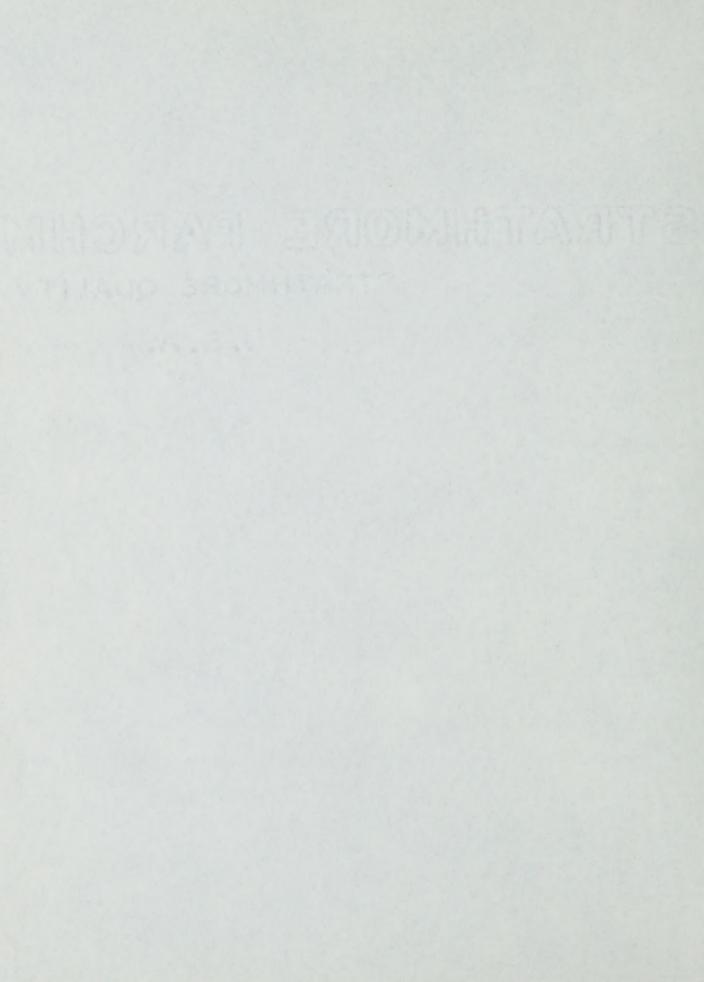
RIGHT-OF-WAY

WALTER J. FRANCIS, C. E.

CONSULTING ENGINEER







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Chapter J.

QUANTITIES

(Right-of-Way)

Walter J. Francis

(J-Index)

INDEED TO CHAPTER J.

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	Sales Present Occupancy and Future Disposition of Properties List of Purchases of Land (Table)	.J-18 .J-19

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Right-of-Tay Section

Photo	Subject									
J-1	Character	of	Lands	soquired	for	the	Canal	Right-of-Day	Jal	
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	Right-of-	SA	Plan	C Quin	for	6 al	noots :	following)	J-1:	

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Chapter J.

QUANTITIES

Walter J. Francis.

In accordance with your general instructions, I have studied the quantities involved in the various basic elements of the Queenston-Chippawa Power Development, and I now beg to submit the following report thereon.

COPY

RIGHT-OF-WAY

Records

The records of the Right-of-Way in the offices of the Hydro-Electric

Power Commission are very complete. The "Deeds Record-Niagara Development"

is one of the best and most comprehensive right-of-way documents that it

has ever been my privilege to examine, including as it does, an original

hand-drawn plan, together with a perfectly typewritten description of every

parcel of preperty acquired. It is in the form of a loose-leaf book, the

pages of which are of a special size of very heavy linen paper. The book

constitutes part of the work of the Engineering Department of the Hydro
Electric Power Commission, and comes under the authority of Er. T. U. Fairlie.

The records of the payments for Right-of-Way are complete in the

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place a displace and a markly would be a property of the artists of the

Accounting Department of the Commission, in charge of Mr. W. G. Pierdon.

In making a study of the Right-of-Way, I have enlisted the aid of Mesars. Price, Waterhouse & Co., through Mr. Landis, who at my request have examined the books of the Accounting Department in this regard. Mr. Landis has examined also into the system of acquiring the land, and of making the payments therefor. He has, in addition, obtained a record of the Right-of-Way organization and its personnel.

The studies were carried on by the staff of Mr. Landis or by my own staff, acting separately or jointly, as the occasion required.

Briefly, we have studied the following points in connection with the Right-of-Way:-

- (a) The system of purchasing:
- (b) The organization for purchasing and its personnel;
- (c) The deed records;
- (d) The accounting records;
- (e) The properties purchased, together with the location, name of vendor, date of purchase, area, purchase price, price per acre, general description and present occupancy, parcel by parcel.
- (f) The details of payment; and
- (g) The sales of properties disposed of.

Our studies were directed originally to bring the subject up to March 51st, 1922. At that date practically all the properties had been acquired, but a small number of transactions have since been completed. Our present report is up to July, 1922.

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med medical transportation that almost been concerned to reduce them.

The System of Burchasing.

Prior to the commencement of the Queenston-Chippews Power Development, the system of purchasing Right-of-Way in connection with undertakings of the Hydro-Electric Power Commission had been established, and the organization of the Right-of-Way Department had been completed.

Generally speaking, the Engineering Department of the Commission furnished the Right-of-Way Department with a list of the properties to be acquired. Instructions to obtain options on the properties so listed were approved and issued by the Secretary of the Commission to the Right-of-Way Department. The options, when obtained, were delivered by the Right-of-Way Department to the Secretary of the Commission who either approved them or referred them to the Commission for consideration. Upon approval of the options, a survey of the properties was made by the Engineering Department. This survey was then passed to the Right-of-Way Department which searched the official title records of the property and prepared the necessary conveyancing papers. Upon execution of the documents conveying title to a property, a cheque in payment therefor was issued and delivered to the vendor. The cheque was issued by the Commission following a written requisition therefor by the Right-of-Way Department. Two additional copies of the deed were them prepared, the original deed being deposited and registered in the office of the Registrar of Deeds, while the dupligate copy was indexed and placed in the general files of the Commission, together with copies of correspondence, the requisition for the cheque and the blueprint outlining the limits of the property.

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Mr. Landis reports that adequate safeguards appear to surround the systems in use respecting the vouchering of cheques issued for Right-of-Way property. and the distribution thereof to the proper accounts. He further states that in addition to the verification of the clerical accuracy of vouchers, the vouchers are certified by the officer in charge of the Accounts Payable Department and approved for payment by the Accountant for the Chief Engineer of the Commission; and the cheques issued there of a feeting the Commission.

The Organization for Purchasing and its Personnel:

The organisation of the Right-of-Way Department of the Hydro-Electric

Power Commission comprises a department head, right-of-way agents and stenographers.

To this organization was assigned the acquisition of the Right-of-Way for the

Queenston-Chippawa Power Development, in addition to their general daties in

connection with the whole of the Systems of the Hydro-Electric Power Commission.

Mr. E. A. Higill, who was formerly in the real estate business in Rodney,

Ontario, is the head of the Right-of-Way Department.

The options on properties embraced by the Right-of-Way of the Queenston-Chippawa Fower Development were taken in the main by the following right-of-way telephone of the home a filter codesque land leadyle an to mak deem as total account of names of names and respond to account our material and account of names are account our material and account of names are account out to account out to account out of notal tops of a continuous of the account of account

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The same and the party of the party of the party of the party of the party of

agents :-

Mr. E. A. Hagill.

Mr. C. J. McCormick.

Mr. S. H. Craig.

Mr. A. S. White.

from the Right-of-Way Department detailed information regarding those who actually worked in connection with the acquisition of the property, together with their salaries, which he has verified; their previous vocations, the length of the engagement, date of permanent appointment, and the portion of the annual salaries of each of the members of the Right-of-Way staff charged to the Chippawa work. It might be mentioned that several members of the organization had been in the employ of the Commission on a temporary basis before permanent appointment to the staff of the Right-of-Way Department.

The foregoing information has been compiled in the table included herewith as page J-6.

.

Personnel of Right-of-Way Department.

Nome	Date of Permanent	Year e	nding 0	or Fiscal et. 51st. Chippewa	Remarks	
	Appointment	Year	Total	Proportion		
		in plan villa v	\$	-		
Hugill, E. A.	April, 1913	1917	2,400	802	Right-of-Way Agent in charge	
		1918	3,000		of Department. Formerly in	
		1919	3,700		the real estate business at	
		1920	4,850	570	Rodney, Ontario.	
		1921	5,550	870	IN THE RESERVE AND ADDRESS OF THE PARTY OF	
		*1922	2,375	332		
McCormick, C.J.	October, 1912	1917	3,000	980	Right-of-Way Agent. Former-	
		1918	3,000		ly a merchant at london.	
		1919	3,600		Ontario.	
		1920	4,375	1,776		
		1921	3,750	1994-00811119		
		*1922	2,625			
McVicar, P.A.	Movember, 1916	1917	1,500	10	Right-of-Way Agent. Former-	
		1918	1,800	4/00-000-000-	ly an Auctioneer at Rodney,	
		1919	2,500	oblikate 🚃 📜	Ontario.	
		1920	2,875	195		
		1921	3,000	1.1.		
		*1922	1,250	depositions.		
White, A. S.	March, 1920	1920	1,700	56	Right-of-Way Agent. Former-	
		1921	3,150	1,748	ly Claims Agent, Eastern	
		*1922	1,375	717	Power Company.	
Stewart, G.	April, 1913	1917	1,800	***************************************	Right-of-Way Agent. Former-	
		1918	1,850	days remained	ly on construction work. Re	
		1919	2,650	College constitution (College)	signed, January, 1922	
		1920	3,241	34		
		1921	3,600	60		
		1922	900	any ambana		
Craig. S. H.	April, 1913	1917	1,800	792	Right-of-Way Agent. Former-	
		1918	2,100	777	ly a lumber dealer, London.	
		1919	2,650	1,122	Ontario; Died August, 1921	
		1920	3,475	431		
		1921	3,000	90		

^{*} Only five months ending March 31st, 1922, are given for the year 1922.

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In addition to the right-of-way agents named in the foregoing table, three stenographers were attached to the Department, but only \$206.25 of their total salaries was charged to the Chippawa Development.

The Properties Burchased.

The properties purchased may be said to consist of about two hundred parcels of land containing 3540 acres. Of this amount, 3518 acres were parts of original farm lots and were purchased at an average price of \$377.00 per acre. The balance of the property was in town and village lots and consisted of 5,030 lineal feet frontage, at an average purchase price of \$13.10 per lineal foot. The total cost of the properties purchased is \$1,391,876.00.

The lands acquired lie between the mouth of the Chippawa Creek at the Niagara River and the site of the Power House at Queenston in a more or less continuous strip. Other properties acquired are located below the power house and the railway yard on the northerly outskirts of the Village of Queenston in disconnected and irregular areas.

Generally speaking, the properties are situated in a highly developed territory and they consist of Village lots, farm land and fruit land, with a small proportion of waste land. The physical characteristics of the territory concerned in the Right-of-Way may be clearly seen by reference to the two aero-plane photographs included herewith as page J-8 and page J-9.

The lands acquired provide for right-of-way for the Intake, the improved Welland River, the Canal and the Power House, as well as for the construction

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TO face page J-S

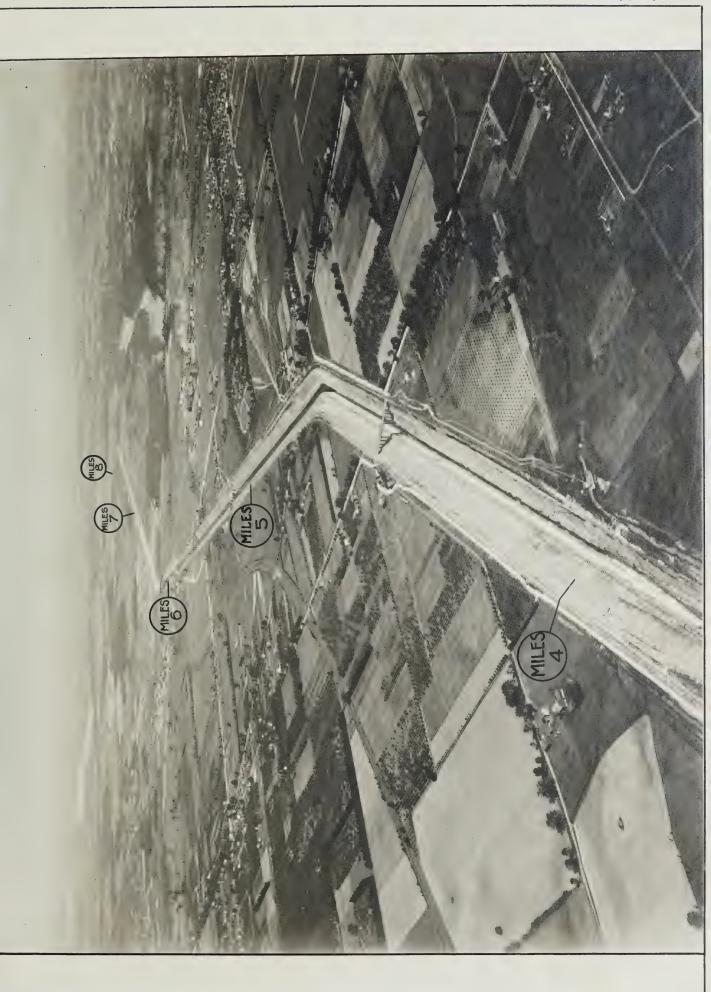
No. J-1

Photograph showing

Character of Lands acquired for the Canal Right-of-Way

looking northerly along central part of Canal from aeroplane.

Saken September 23rd. 1921.





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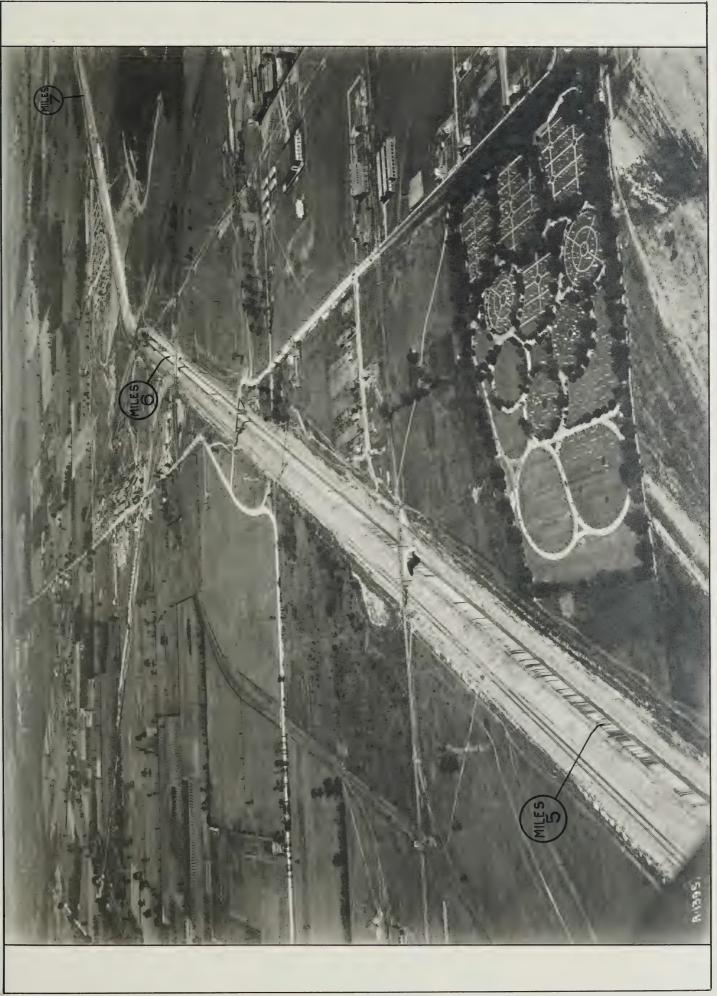
No. J-2

Photograph showing

Character of Lands acquired for the Vanal Right-of-Way

looking northerly along central part of Canal from Aeroplane

Taken September 23rd, 1921.





reliverys and for disposal areas. There are, in addition, lands acquired for a gravel pit. In obtaining these lands, it is stated by the engineers of the Nydro-Electric Power Consission, that, as is usual, it was advantageous to acquire a certain amount of surplus land so as to avoid separation damages and other claims.

The lands along the westerly side of the Gorge between the Power House and the Village of Queenston are the property of the Cominion of Canada, and have been leased to the Queen Victoria Hiagara Falls Park Commission. On June 20th, 1981, the Dominion Government granted penalssion to the Hydro-Hiectric Power Commission to construct a railway along the cliff, and to creek a power house, subject to the approval had been granted on Gatober 18th, 1919.

On the drawing entitled "Might-of-New Flan", included herewith as page 3-11, is given a comprehensive plan of the lands acquired. This drawing also serves as a key for the six detail maps which follow it, being included as pages J-12, J-15, J-14, J-15, J-16 and J-17 hereof. The detail maps have been prepared to facilitate the use of the table entitled "List of Furniques of Land for the (meanston-Chippens Fover Development", included herewith as pages J-21 to J-45 inclusive.

on the detail mays such parcel of land has been given a reference member, which corresponds with that in the first column of the table referred to above, proceeding in order, as far as practicable, from the Village of Chippens in a northerly direction. The second column of the table he aded "Vendor" gives in brief form the name of the vendor as used in

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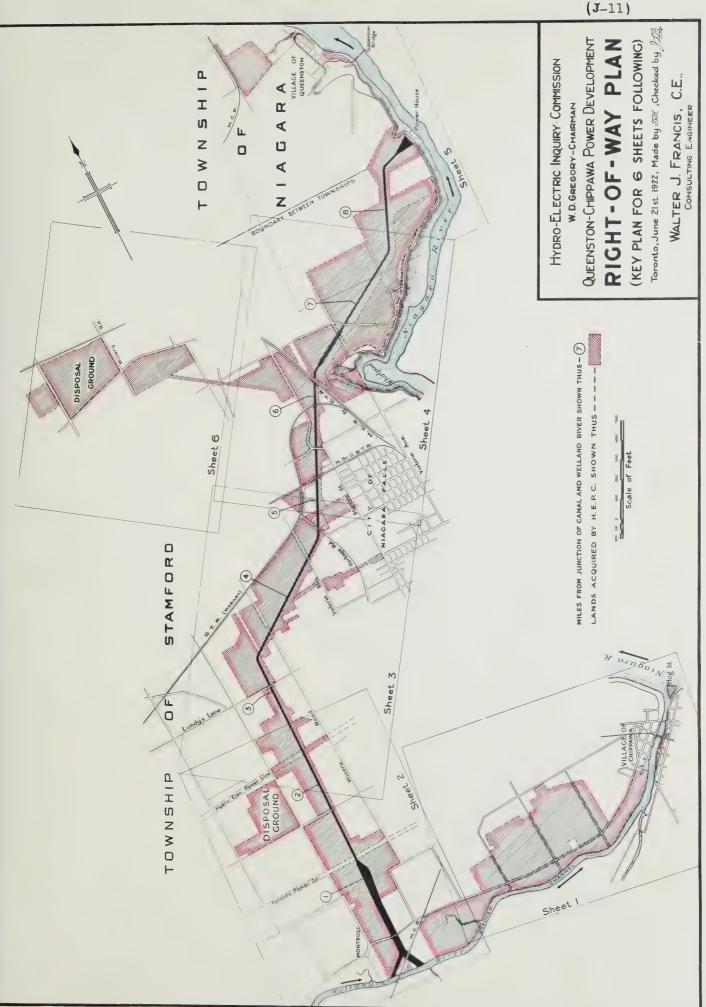
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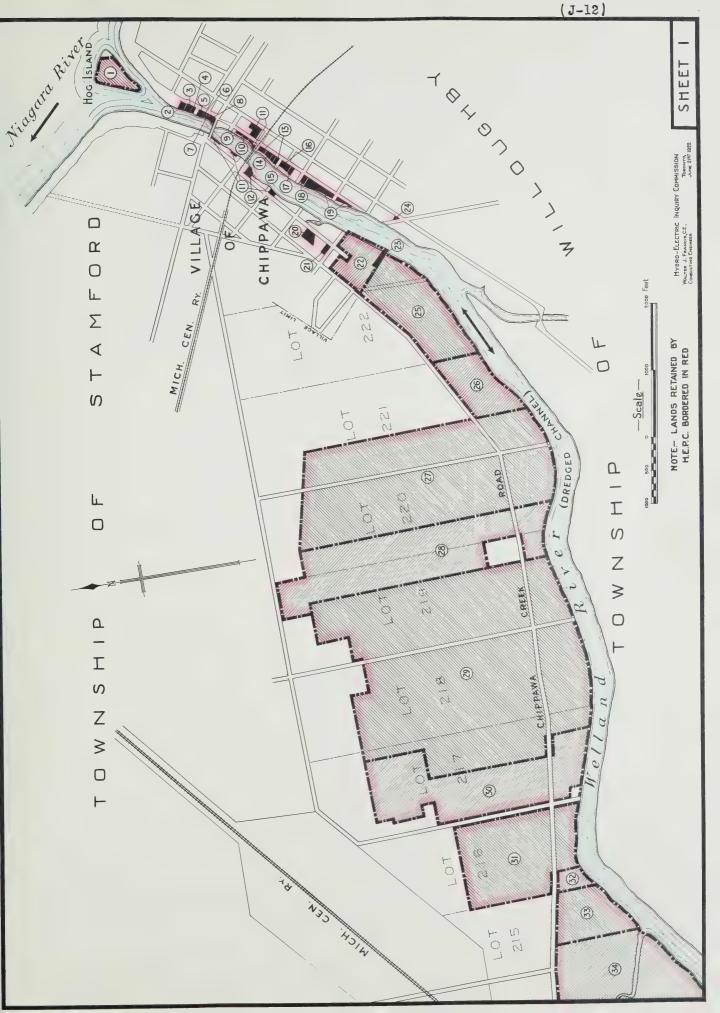
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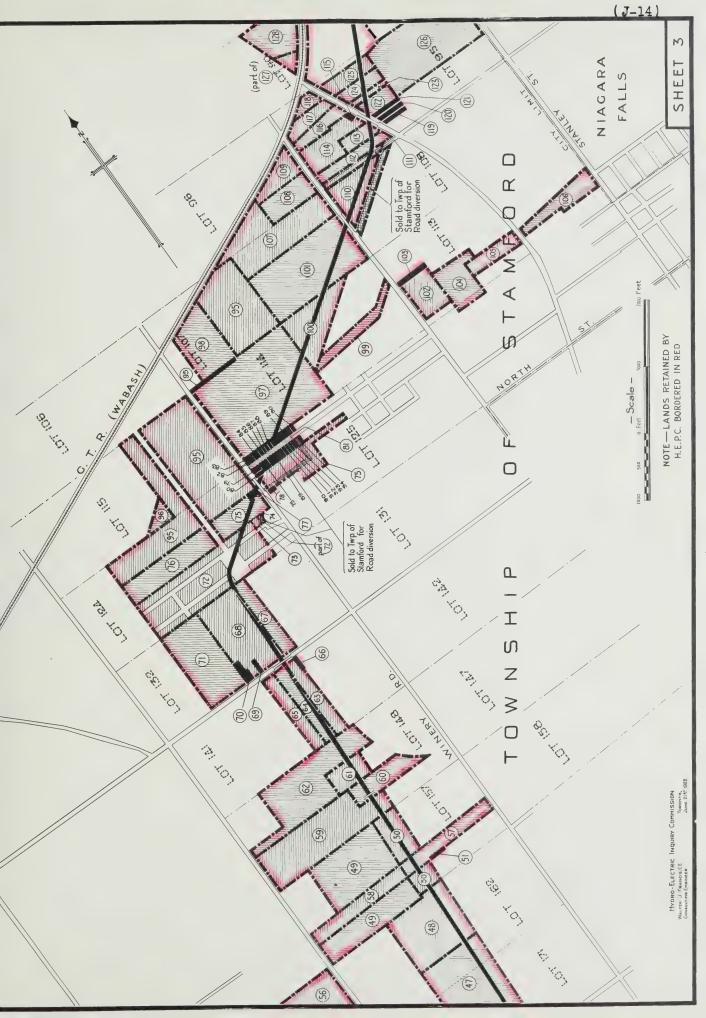




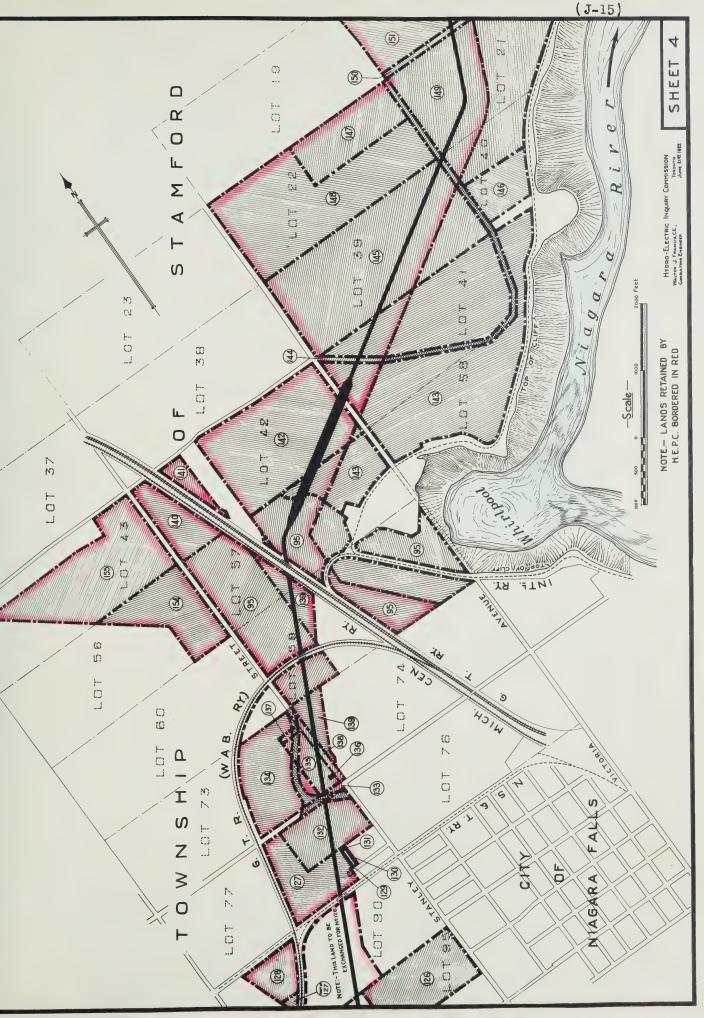




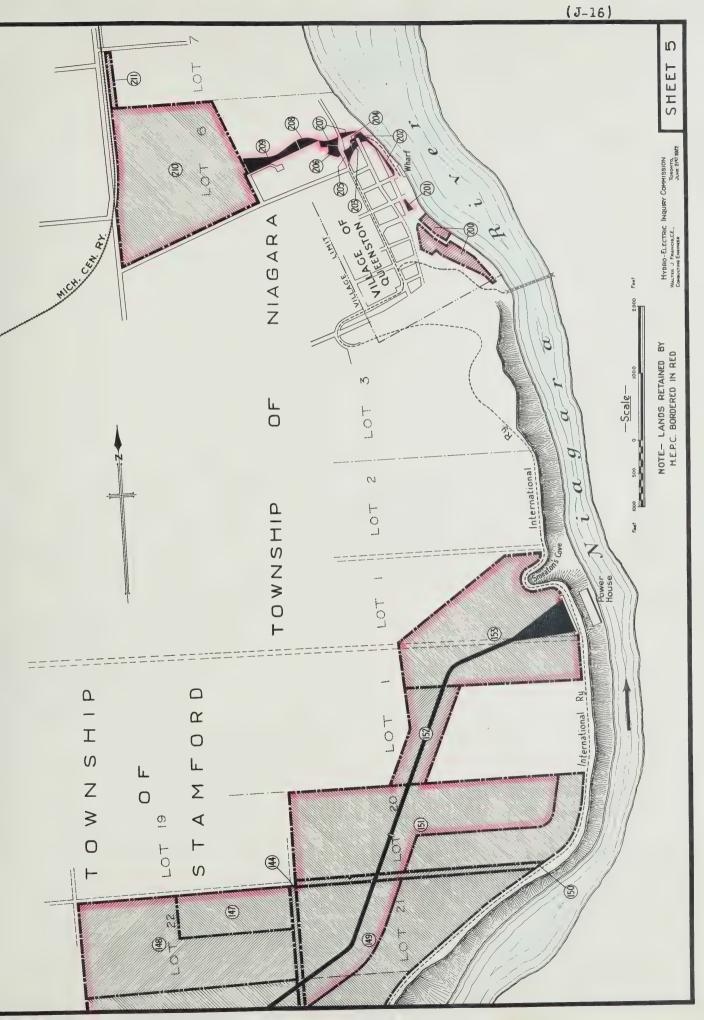




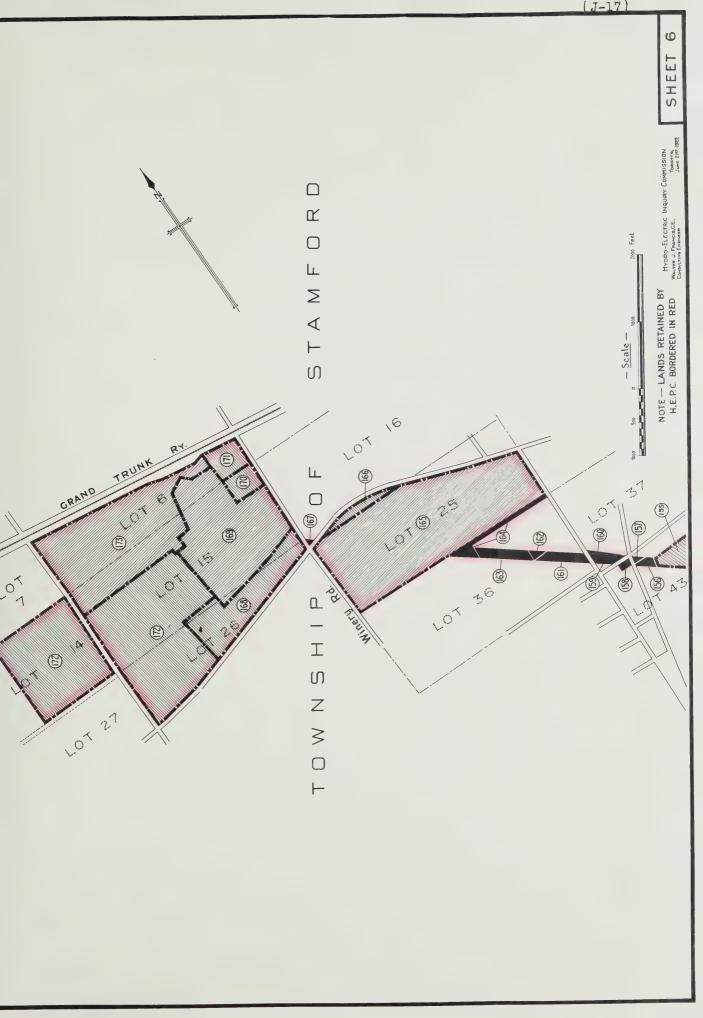














the deed. The third column, headed "Date of Purchase", is the date of the deed. The fourth, headed "Area", gives the acreage of each parcel of land, with the exception of Village lots in which case "Feet Frontage" is given. The fifth column gives the total amount of money paid for each property. The sixth column, "Price per Acre", is a theoretical figure obtained by dividing the total purchase price by the acreage of the parcel of land, while similarly in the same column, "Frice per Foot Frontage", is given in the case of sub-divided lots. In the Village of Chippawa the lots are practically all irregular in size and neither the unit "acre" nor the unit "feet frontage" can be used for comparative purposes. The seventh column, entitled "Description and Remarks", gives generally the physical characteristics of the property the character of the land and any other special features. Buildings, when existing, are also noted therein. In addition, this column also gives the present occupancy of each parcel of land, and notes regarding the disposal of surplus lands.

The Details of Payment.

Mr. Landis reports that the books of accounts show that in every case the amount named in the deed, as confirmed by us, was paid by cheque regularly issued and approved by the authorized officers of the Commission, and delivered to the vendor.

Sales.

From the properties acquired, as set forth in the above list, certain sales have been made. These are as follows:-

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Sales of Land

Aurohaser	Price
Queen Victoria Niagara Falls Park Commission	\$99,653.00
Ontario Power Company	774.00
J. L. Biggar.	100.00

In addition to the foregoing direct sales, a number of road allowances were transferred to the Township of Stamford in exchange for road allowances closed or occupied by the Hydro-Electric Power Commission.

The total purchase price of the properties being \$1.391,876.00, and the total sales of the same amounting to \$100,527.00, the lands acquired for the Queenston-Chippawa Power Development now stand on the books of the Hydro-Electric Power Commission at a cost of \$1.291,349.00

Present Cognopancy and Buture Disposition of Properties.

In the list of purchases included herewith as pages J-21 to J-45, the present occupancy of each property is noted. Generally speaking, lands beyond the immediate bounds of the construction work are used for their original purpose as far as practicable. Available dwellings on the property are let to tenants from whom rentals are regularly collected. While some of the lands beyond the barries? And construction work are worked by the Farm's Department of the Hydro-Electric Fower Commission, the greater part is rented to suitable tenants.

It will be noted by reference to the plan on page J-11 hereof, that on

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the westerly side of the canal much more land was acquired than the immediate needs of the Queenston-Chippewa Power Development warrant. It has been explained to us by the engineers of the Hydro-Electric Power Commission that these lands were procured because it was considered advisable to do so in order to provide sufficient right-of-way for two other canals parallel with the present one.

The net area required for the immediate needs of the Queenston-Chippawa Power Development may be placed at 1,658 acres, leaving a balance of 1,377 acres. It is impossible to state the quantity of land which it would have been expedient to acquire over and above the net area, in order to obviate separation costs, but in general it is frequently more economical to procure additional lands than to take net area only. The balance of 1,377 acres would be divided between such additional land and the land definitely acquired for future enlargement of the development.

Malter F. Francis

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List of Furchases of Land for Queenston

Sumber on Flan		Date of Purchase	Area	Turobase Price	Frice per Acre
		до 164 - новы изынарды по основного насточного извершения учения постоя объему выпорану ученичного в	Aores	· ·	- Participation of the Control of th
Village	e of Chippawa. Township of Sta	mford.		LANDS AC	MINED FOR
1	Ontario Fower Company	Aug. 30 '20	**** ** ***	**** ** ***	**** ** **
2	E. J. Macklem and J.M. Rapel	je May 3 '18		350	•••••
3	Corp'n. of Village of Chippa	ma. CauO a Ra.Y.	***** = ***	. 1,600	
4	J. A. Greenwood	July 22 '18	***** = ***	125	**** ***
5	H. and J. Williams	Mar. 31 '19		5,000	****
8	8. 0. Williok	Mar. 28 '19	***** ** ***	3,000	***** ***
7	C. A. Herber	Sep. 17 '19	***** = ***	950	**** ** ***
8	A. J. T. Binhaussassassass	War. 21 '21			

Chippawa Power Development.

Description and Remar

WIDEWING OF WELLAND RIVER.

- Part of lot 23. Hog Island, in the Village of Chippawa. The remaining part of the Island is held in reserve for the Dominion Government as a light-house site. This forms one parcel only, of the purchase from the Ontario Power Company amounting to a total of 79.05 acres for which the sum of \$50.875. was paid.
- · A vacant lot fronting on the Welland River, in the Village of Chippaws.
- · A vacant lot fronting on the Welland River, by the Village of Chippana.
- · A lot fronting on the Welland River, in the Village of Chippawa, occupied by a boat-house, but the records do not indicate that it was included in the purchase.
- · A lot fronting on the Welland River, in the Village of Chippewa. A bout-house and shed was included in the purchase.
- · A lot fronting on the Welland River, in the Village of Chippswa, on which was situated a butcher-shop. The building is now occupied as an office by the Hydro-Electric Power Commission.
- · A vacant lot fronting on the Welland River in the Village of Chippens.
- · Lot 1, fronting on the Welland River in the Village of Chippawa. The lot is occupied by two boat-houses, not the property of the vendor.

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COPY FOR ENCLOSURE TOWN. J. Allan Ross.

Number on Pla		Vendor		Date o		Area	Purchase Price	Price per
						Aores		
Yillag	e of O	innawa. Townshi	in of Stamfor	d. (Cont	inued).		LANDS AC	OFFICE FOR
9	W. Dav	idson	********	Mar. 9	*18		840	
10	W. Day	ridson	*****	July 8	119	• • • • • • • • • • • • • • • • • • • •	. 1,300	**** * ***
3.2	Comedi	ian Niegara Powe	or Company.	Maroli	P ² Y	**** = ***	13,000	**** * ***
12	n. Has	ilett	*********	. Jan. 1	1 *18		. 1,500	***** ** ***
13	J. F.	Lynch		. Aug. 2	2 121		5,000	000
24	J. J.	Pierce		. Feb. 2	0 119		. 1,400	>*** ** ** ***
15	0. E.	Hasberle		. Dec. 1	8 127		475	=
16	0. R.	Pierce	*********	. Jun.	7 119	=	. 1,200	

Description and Remarks.

WIDERING OF WELLAND RIVER (Continued)

- . Lots 15 and 17, fronting on the Welland River, in the Village of Chippawa. Both lots are vacant and very shallow.
- . Lots 19 and 21, fronting on the Welloud River, in the Village of Chippens. Both lots are vacant and very shallow.
- Water-lots opposite Lots 6, 7, 11 and 56 cm the north side of the Welland River; Lots 23, 24, 25, 26, 117, 119, 121 and parts of Lots 27, 28 and 125 cm the south side of the Welland River, in the Village of Chippawa. With the exception of a large brick house on lot 26 and a cluster of piles on lot opposite Lot 56, the lots are all either submerged of vacant. The house is remted to Ers. O'Noil. There is a surplus area of 0.6 sores over and above the area required for the widening of the Welland River.
- Lot 13, on the north side of the Welland River in the Village of Chippawa. It is now vacant but was formerly occupied by two boat-houses which were burned prior to the sale.
- . Lots 29, 31 and 39 on the south side of the Welland River, in the Village of Chippewa. All are vacant water-lots.
- . Lots 35 and 35, on the south side of the Welland River, in the Village of Chippawa. Both are vacant.
- . Lot 37, on the south side of the Welland River, in the Village of Chippswa. This is a vacant lot.
- . Lots 41 and 43, on the south side of the Welland River, in the Village of Chippewa. Both these lots are vacant.

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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO Mr. J. Allan Ross.

Number on Plan		Vendor	Date of Purchase	Area	Purchase	Price per Acre
				Acres	*	•
Village	01	Chippawa, Township of	Stamford, (Continued).		LANDS ACC	UIEED POR
17	R.	E. Brigham	Jan. 12 '18	** ***	. 650	
18	c.	H. Kenny		** ** **	459	
19	E.	B. Dudley and W. C. El	yJan. 26 '18			
			COPY			
20	Oni	tario Power Company	Aug. 30 *20	*** - ***		**** ** ***
21	La	A. Werver	July 8 '18		. 450	**** ** ***
22	0.	McCredie and W. Davids	onNov. 22 '19	*** ** ***	7,483	
23	₩.	R. Davidson	Deg. 25 '18		300	***** = ***
24	J.	L. Miller	Jaly 22 '18		. 550	

Description and Remarks.

WIDENING OF WELLAND RIVER. (Continued).

Lot 45, on the south side of the Welland River, in the Village of Chippewa. The purchase included a boat-house, which was sold in June, 1920, for \$60.00.

Lot 51, on the south side of the Welland River, in the Village of Chippawa. The lot is vacant.

Lots 53, 55, 57, 59, 61, 63, 65, 67, 59, 71, 73 and 75, on the south side of the Welland River, in the Village of Chippewa. This property is mainly pasture land and is rented to A. McCloy for \$5.00 per annum.

Lots 69 and 70 and parts of lots 71 and 72, on the north side of Front Street, in the Village of Chippawa. These lots form part of the total purchase from the Ontario Power Company, amounting to 79.05 acres for the sum of \$30,875. This property is now partly occupied by one of the camp buildings of the Hydro-Electric Power Commission.

Lot 75, on the north side of Front Street, in the Village of Chippawa. This lot is vacant but was occupied by a tower in commection with the drag-line excavation.

Part of lot 225, and 12 village lots without numbers, in the Village of Chippawa. This property was practically entirely covered with scrub-bush. The southerly half was used for the disposal of excavated material.

Part of lot 223, on the north side of the Welland River. This was a vacant lot and used for the disposal of excavated material.

Lot 193, on the south side of the Welland River, in the Village of Chippewa. This lot was used for a tower in connection with the drag-line excavation. A building included in the purchase was sold by the Hydro-Electric Power Commission for \$50.00.

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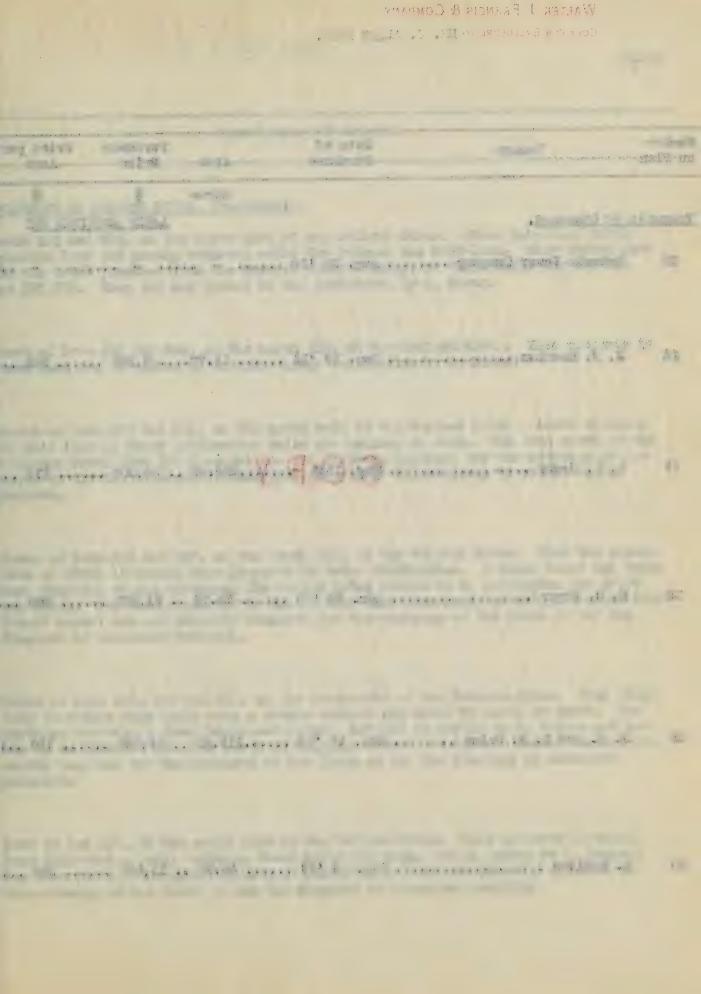
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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Number on Plan	Vendor	Date of Purchase	Area	Purchase Price	Price per
Hownship	of Stanford.	na rasprala e rige e transformate e grape e e rige e agrada e algunga e agrando e agrae e agrandamente e agrad	Acres	\$ LANDS AGOU	\$ MARD FOR
25	Ontario Power Company	Aug. 30 120	*** ** **	*** * ***	
26	3. F. Macklem	Dec. 19 *18	16.70.	9,100	545
27	L. L. Grove	(Sy, 19)2 P	120.48	26,000	216
28	R. C. Moyer	Apr. 20 *20	72.74	21,822	300
29	J. E. and B. R. Paine	Dec. 12 *19	219.93	37,388	170
	R. McClive				

Description and Remarks.

WIDSHING OF WELLAND RIVER. (Continued).

Lots 222 and 225, on the north side of the Welland River. These lots were partly pasture land and partly orchard, while the balance was bush-land. They formed part of the total purchase from the Ontario Power Company, of 79.05 acres for the sum of \$30.875. They are now ranted to and cultivated by J. Nizum.

Part of Lots 221 and 222, on the north side of the Welland River. This property is farm land and is rented to and kept under cultivation by J. Misum.

Parts of Lots 220 and 221, on the north side of the Welland River. About 80 acres of this land is under cultivation while the balance is bush. The area north of the Chippawa Creek Road (97.5 acres) was not directly required for the widening of the River or for the disposal of excevated material. The property is remted to W. Pearson.

Parts of Lots 219 and 220, on the north side of the Welland River. With the exception of about 15 acres, this property is under cultivation. A frame house and barns were included in the purchase, the former being rented to E. Leddingham for \$7.50 per month. The farm is rented to Wm. Waters. The area north of Chippawa Creek Hoad (64.87 acres) was not directly required for the widening of the River or for the disposal of excevated material.

Parts of Lots 217, 218 and 219, on the north side of the Welland River. This property is mainly farm lands with a 3-acre orchard and about 50 acres of scrub. The purchase included a frame house and barns. Lot 219 is rented to W. Waters and Lot 218 to 1. Waters. The area north of Chippana Greek Road (184.65 acres) was not directly required for the widening of the River or for the disposal of excavated material.

Part of Lot 217, on the north side of the Welland River. This property is mainly farm land with a small orchard, frame house and barn. It is rented to A. Waters. The area north of Unippewa Greek Road (48.05 scres) was not directly required for the widening of the River or for the disposal of excavated material.

WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Mumber on Plan	Yendor	Date of Purchase	Area	Purchase Price	Price per
Township	of Stamford, (Continued).		Acres	JANDS AC	\$ MURSD FOR
51	W. P. Dixon	Dec. 9 119	59.96	8,994	150
52	A. E. Webb	Dec. 9 *19	3.54	6,000 a	1,695
33	R. H. Wobb	Ca.Q.b.A.	19.49	8,250	423
34	Devitt Retate	Har. 3 122	91.11	26,421	290
35	B. Mismor	Nov. 17 *21	42.62	12,786	300

VIDENIES OF WELLAND RIVER. (Continued).

Part of Lot 216, on the north side of the Welland River. This property is entirely cultivated and is rented to A. and W. Waters. The area north of Chippawa Creek Road (49.0 acres) was not directly required for the widening of the River or for the disposal of excavated material.

Part of Lot 216, on the north side of the Welland River. This property included a semant-block house and frame shed. It was rented for 6 months for \$75.00, but was later entirely used for the disposal of excavated material.

Part of Lot 215, on the north side of the Walland River. This property was farm land together with a small brick touse and freme barn. The farm was rented to E. Leddingham and the house to J. England for \$40.00 per year, and \$15.00 per month respectively.

Parts of Lots 213, 214 and 215, on the north side of the Welland River, consisting of farm lands, with a brick house which is rented to L. Wright for \$15.00 per month. The farm is rented to J. Worville. This property is low-lying and it is anticipated that it will eventually be used as a disposal area for the dredge excavation.

Part of Lot 213, on the north side of the Welland River. This property consists of farm lands with a small orchard. There is a brick house and frame barns. The farm is rented to J. Worville.

ote:

Lands acquired on the north side of the Welland River, particularly numbers 26 to 35 inclusive, were acquired not only for the purpose of widening the Welland liver, but also in order to provide a disposal area for the excavated material. At the present time a strip of land about two or three hundred feet in width and adjacent to the River has been covered with "spoil". The further widening of the channel will lead to the covering of the whole area from the Welland River to Chippewa Creek load with "spoil".

Convict Enducated III J. Allan Paga.

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Walter J. Francis & Company.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Number on Pla		Vendor		e of chase		Area	Purchase Price	Price per Acre
Tomsi	hip of Stamfor	d. (Continued).				Acres	\$ LANDS AC	CULRED FOR
36	J. A. Burges	5 **********	Dec.	7 '18	****	124.17	21,125	170
37	A. E. Burges	8 **********	Feb.	19 *19	••••	0.50	500	1,000
38	Ontario Power	r Company	C Aug.	O P 30 120	Y	2.28	** on	**** ** ***
36a	Ontario Power	r Company	egud ecoco	30 *20	****	5.45	•• ••	****
39	H. E. Burges:	5	sees Jan.	15 *17	****	10.00	2,000	200
40	J. A. Burgesi	B ••••••	Fab.	19 '19	••••	18.74	2,500	155
42	Township of S	tamford	Apr.	6 *21	****	3.9	2,000	512

THE CONSTRUCTION OF THE CANAL.

Part of Lot 211, on the north side of the Welland River. This property contained about 20 acres of good bush, the balance being cultivated land. A brick house and frame barns were included in the purchase. A large part of the property is utilized for the construction of the canal. A small part is rented to G. Warden. Three camp buildings erected by the Hydro-Electric Power Commission are now rented for \$60.00 per month. A right-of-way across this property has been sold to the Ontario Power Company for \$774.00.

Part of Lot 211. The purchase included a dwelling which was later burned. It was acquired in order to complete the right-of-way for the Ontario Power Company referred to under No. 36.

Part of Lot 211. This forms part of the total purchase of 79.05 acres from the Ontario Power Company for the sum of \$30,875.00. This land was used for the canal.

Part of Lot 211. This forms part of the total purchase of 79.05 acres from the Ontario Power Company for the sum of \$30.875.00. This land was used for the canal.

Part of Lot 212. This property was all meadow land with no buildings. The westerly part has been used for the construction of the canal. The surplus is rented to J. Worville.

Part of Lot 212. This property is all meadow land with no buildings. It is rented to J. Worville as it is not immediately required in connection with the construction of the canal.

Road allowance between Lots 197, 198, 211 and 212. It was purchased in order to avoid the building of a bridge.

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Walter J. Francis & Company.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Number on Plan		Vendor		Date Purch			Ares.	P	prohase Price		Price	KE
Township	of Stam!	ford. (Centi	mell.				Acres	L	S ANDS AC) NULL	\$ ED FO	3
42	J. Hilms		******	Jan. 2	7 *17	*****	53.44	****	8,000	***	150	
43	J. Hilne	9	********	Apr.	6 *21	*****	49.8	****	3,500	***	70	*
438	J. Milne			Nov.	12 119 P	Y	0.12	****	30	***	2,500	•
44	J. H. He	mderson •••	· • • • • • • • • •	June 2	50 •17	•••••	58.58	***	6,443	***	110	*
45	G. Welst	tesá	•••••	May	3 '18	•••••	66.72	****	10,675		160	6
46	E. R. an	d J. E. Lun	ây	Sep. 2	4 •18	*****	4.2	••••	840	***	200	*
A.7	Biggar I	istate	******	June 2	2 •17	•••••	41.01	****	6,150	•••	150	

THE CONSTRUCTION OF THE CANAL. (Continued).

- Part of Lot 197, being a farm under cultivation. The purchase included a brick house end barn. The easterly portion was used for the construction of the canal, and the balance is rented to G. Warden.
- Part of Lot 197, being cultivated farm land with a small brick house and barn. The .. property is now rented to G. Warden for the sum of \$425 per annum, which includes the lands referred to under the numbers 36 and 42. The westerly side only was affected by the canal construction.
- .. Part of Lot 197, being a narrow strip of land on the west side of the parcel referred to above as No. 43.
- Part of Lot 187. The purchase included an old frame house, now demolished. The farm was largely under cultivation, with an 8-acre orchard and some bush. The .. greater part of the property was utilized for the construction of the canal and for the disposal of material from the Earth Section. The balance of the land, about 10 acres, is rented to 6. Warden and J. Worville.
- Parts of Lots 178 and 187, but not including the original buildings which were re.. moved by the vendor. The property was farm lands with the exception of an 8-acre
 orchard. The easterly part has been used for the construction of the canal and
 the balance is rented to 8. Warden.
- .. Part of Lot 178. The purchase did not include any buildings. The property was not affected by the construction of the canal and it is now rented to G. Warden.
- Parts of Lots 162 and 171. We buildings were included in the purchase. The property consisted of farm land and with the exception of a strip along the westerly side was used for the construction of the canal. The unocoupied strip is rented to G. Warden.

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Number on Plan	Ves	ndor	Date of			Area	Purchase Price		se P	rice	
						Acros	ng Adumakan N	\$		4	
Townshi	p of Stamford.	(Continued).					L	NDS AC	(0)113811)	POR	
48	Kirkley Estate	***********	Feb. 15	•18	*****	21.14	•••	3,276	*****	155	• •
49	J. T. and W. C.	Lundy	. May 17	*17	*****	34.49	•••1	7,245	*****	500	• •
60	J. J. Stokes	\$ 0 \$ 6 6 8 4 6 6 6 6 6 6 6 6 6	. Caro	'	·Y···	10.41	•••	5,205	•••	500	• •
51.	J. J. Stokes		. Sop. 30	•19	*****	0.10		50	*****	500	• •
					L	ADDS AC	(0.00)	ed Au	(District)	<u>ror</u>	
52	C. E. Lundy		. Apr. 23	*20	*****	65-67	•••	9,850	*****	150	• •
53	J. B. Snyder		. May 17	*20	*****	6.31	•••	4,000	•••	482	
54	H. Rainsford	************	. Oct. 6	*20	•••••	8.52	***	1,456	*****	175	• •
55	H. Williams and	J. Martin	. May 3	•20	•••••	29.97	***	8,991	• • • • • •	300	•

THE COMSTRUCTION OF THE CAMAL. (Continued).

- Part of Lot 162. We buildings were included in the purchase. The property consisted of farm lands, and with the exception of a strip along the westerly side was used for the canal construction. The tmoccupied strip is rented to 0. Warden.
- Part of Lot 157. No buildings were included in the purchase. The property consists of farm lands, and only the extreme easterly portion is affected by the construction of the canal. The greater part of the farm is rented to 6. Warden, who pays a rental of \$425.00 per summ for the properties referred to under Nos. 36. 42. 44. 45. 46. 47. 48 and 49.
- occupied by the construction of the const.
- .. Part of Lot 157. This is a narrow strip of land accompanying the parcel described under No. 50.

DISPOSAL OF CANAL EXCAVATION.

- . Part of Lot 170, including a frame house and barn which has been sold.
- . Part of Lot 170. This property was used as a market garden and vineyard and included a frame house and barn which was sold for \$600.00.
- .. Part of Lot 170. This was farm land, with no buildings.
- .. Part of Lot 163. This was farm land, with no buildings.

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Number on Plan	Vendor	Date of Purchase	Area	Purchase Price	Price pe Acre
			Acres	8	
Committe o	f Stamford. (Continued).				
56 P.	Andre	Apr. 25 *20	25.48	7,644	500 .
				LANDS AS	DOULDED FOR
	J. Stokes				
	•		- 7		
59 H.	Burns	Sep. 19 '17	27.35	13,675	500 .
		COPY	/		
60 Å.	F. Stevenson	July 16 117	B-50	6.864 ·	825 .
DESC. IN	G. Wandan	Annua 920 6939	* **	# * mm	***
61 J.	C. Morden	AUG. 10 '17 es	eee Deidu	ees SylkU ,	***** 500 +
62 N.	Williams Estate	Aug. 20 '17	26.21	15,726	600 .
63 C.	H. Thomas	Feb. 15 *17	6.84	*** 7,000	1,023

L. E. House July 6 '17 6.02 ... 3,612 600 .

Part of Lot 163. This property contained a market garden, orchard and vineyerd. A barn was sold by the Hydro-Electric Power Commission for \$50.00.

THE CONSTRUCTION OF THE CANAL. (Continued).

Part of Lot 157. These properties consisted of market gardens, with some farm land, and no buildings. According to the records of the Hydro-Electric Power Commission, the purchase was charged to the right-of-way for the transmission line.

Part of Lot 148. This property consisted of farm lands with no buildings. The easterly side has been used for the construction of the canal, and the surplus area, about 18 acres, has been rented to G. Warden.

COPY

Part of Lot 148. This property consisted of a vineyard with no buildings. The westerly half was required for the construction of the canal.

Part of Lot 148. This was farm property, under cultivation, with no buildings. It has been entirely used for the construction of the canal.

Part of Lot 148. This was farm property, under cultivation, with no buildings. About 6 acres was required for the construction of the canal. The balance was acquired, it is stated, in order to avoid separation damages.

Part of Lot 141. This property consisted of a market garden and frame dwelling. The house was sold for \$375.00. The greater part of the property was used for the construction of the camal.

Part of Lot 141. This property consisted of a market garden with no buildings and was entirely used for the construction of the canal.

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Mumber on Plan		Vendor			te o			Aroa	1	Price		rice p
Township	of St	emford. (Conti	nued].					Acre		\$ ANDS	AGODI ORG	D FOR
65	H. L.	Henderson	4 4 4 4 4 4 4 4 4	Apr.	18	*17	** * * * *	. 6.02	***	6,000	*****	1,000
65	С. Н.	Thomas	* * * * * * * * * *	Apr.	18	•17	*****	0.12	***	100	*****	806
67	J. W11	lliams		June	30	•17	****	5.97	•••	9,000	*****	1,508
				C	C	P	Y					
68	C. E.	and L. S. Tise	iale	Oct.	23	•17	*****	.20.33]	6,264	*****	800
69	M. D.	Tisdale	. · · · · · · · · · · · · · · · · · · ·	Nov.	17	*17	*****	0.23	•••	4,000	*****	17,400
70	M. G.	Wright Estate	******	Aug.	2	•18	****	0.87	***	5,000	*****	5,750
72	Z. W.	Heming	. * * * * * * * * *	Nov.	22	•18	*****	20.17	•••1	6,136		803
72	о. н.	Dawson		Jan.	25	*17	*****	22.30	1	5,502	•••••	695

THE CONSTRUCTION OF THE CANAL. (Continued).

Part of Lot 141. This property consisted of a market garden with a frame house and sheds. It has been almost entirely used for the construction of the canal.

Part of Lot 141. This was a small market garden with no buildings.

Part of Lot 132. This property was used as a market garden and contained a cement block dwelling which was sold for \$415.00. It was entirely used for the construction of the cenal.

Part of Lot 132. This property consisted of a market garden and vineyard, and included a large frame house and barns. Some of the buildings were sold for \$195.00. The easterly part has been used for the construction of the canal and the westerly portion is rented to J. N. Purcell for \$50. per annum. The house is rented for \$15. per month.

Part of Lot 152. This is a small building lot on which is situated a coment block dwelling, now used by the Hydro-Electric Power Commission as an office.

Part of Lot 152. This property contained a double frame house and small barn. The house is rented to J. Towers and W. Veri for \$10. each per month.

Part of Lot 132. This property included market gardens, a vineyard, a cement-block dwelling and barns. The property is not required for the construction of the canal and is rented to J. M. Purcell for \$600.00 per annum.

Part of Lot 124. This property formed the Vineland Gardens sub-division, containing 64 whealt lots. The canal occupies about 9 acres while the balance of the property has been operated by the Farm's Department of the Hydro-Electric Power Commission. 0.18 acres were sold by the Commission for \$100.

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Number on Flan	Vendor	Date of Furchase	Area.	Purchase Price	Price per
Towns:	ip of Stamford. (Continued)		Acres	\$ LANDS AC	QUIRED FOR
73	R. H. Habgood	Apr. 30 '17	0.50	450	905
74	J. L. Biggar		0.01	1	111
75	J. L. Biggar	Jan. 27 17	16.02	7,670	476
76	J. L. Biggar	G.Q.s Pla.Y.	12.36	8,652,.	700
77	G. V. Habgood	June 14 *17	0.20	1,800	9,000
78	J. M. Jones	June 12 '20	Foot		Price per
79	Western Bealty Company and. H. Vandervord	Oct. 20 *17	<u>Frontage</u> 100	-	Pt. Prontas
80	S. Vandervord	Oct. 20 *17	25	150	6.00
81	Township of Stamford		1000000000	* * * * * * * * * * * * * * * * * * * *	,

THE COMBERUCTION OF THE CANAL. (Continued).

Sub-division No. 2 of Lot 124. This was a vacant lot, and has been utilized for the construction of the conal.

Part of Lot 124. This small piece of vacant land was purchased for the Transmission Line Right-of-Way.

Part of Lots 124 and 125, containing orchards, vineyards and meadow land, which have been entirely utilized for the construction of the canal.

Part of Lot 124, containing an archard and vineyard. This property was not required for the construction of the canal, and is operated by the Farm's Department of the Hydro-Electric Power Commission.

Part of Lot 124. This was a small building lot. It was occupied by a frame cottage and barn which were sold for \$150.00. It was entirely utilized for the construction of the canal.

- , Part of Lot 125, being a vacant building lot in Lundy Park sub-division.
- Part of Lot 125, being lots 287, 283, 289 and 290 in Lundy Park sub-division.
- . Part of Lot 125, being lot 286 in Lundy Park sub-livision.
- . Part of Lot 125, being a road allowance in Lundy Park sub-division.

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Mam on	ber Plan	V	endor	•		Date			Area	Purchase Price	Proot	ice per Fronta
								1	Feet rontage	0		9
Town	nahip of	Stanfor	d. (C	onti	muedl.					LANDS ACC	UIRED	FOR
82	Westerr	Realty	and	J. W	. Smith	Oct.	20	*17	. 75	460	****	5.00
83	Western	Realty	and	B. A	. MoGuire.	Oct.	20	*17	200	1,200	****	5.00
84	Western	Realty	and	W. R	. Nurch	Dec.	31	*17	100	600	•••• (5.00
85	Western	Realty	end	W.H.	Vanlawen	Oct	30	137·Y··	. 75	450	**** (5.00
86	Western	Realty	and	r. B	ogardus	Oot.	20	17	. 25	150	•••• (.00
67	Western	Realty	and l	н. в	ogardus	Oct.	20	127	. 25	150	**** 6	.00
88	Western	Realty	and I	B. R	. Wood	Oct.	27	127	. 50	300	•••• 6	.00
89	Western	Realty	and (9. H.	. Dawson	Oct.	20	•17	750	4,500	•••• 6	•00••••
90	Western	Realty	and 1	B. We	ever	Oct.	20	17	100	600	6	.00
71	Western	Realty	and i	7. B2	ratley	Oct.	23	•17	50	. 500	6	.00
92	Western	Realty	and J	r. W.	Lee	Oct.	20	•17	50	. 300	6	.00

THE CONSTRUCTION OF THE CAWAL. (Continued).

eart of Lot 125, being Lots 291, 292 and 293 in Lundy Park sub-division.

Part of Lot 125, being lots 280 to 285 inclusive, and 294, 295 in Lundy Park sub-

Part of Lot 125, being Lots 296 to 299 inclusive, in Lundy Park sub-division.

Part of Lot 125, being Lots 300, 301 and 302 in Landy Park sub-division.

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art of Lot 125, being Lot 303 in Lundy Park sub-division.

Part of Lot 125, being Lot 304 in Lundy Park sub-division.

Part of Lot 125, being Lots 305 and 306 in Lundy Park sub-division.

eart of Lot 125, being Lots 268 to 279 inclusive, and 307 to 324 inclusive, in many Park sub-division.

Part of Lot 125, being Lots 266, 267, 325 and 326 in Lundy Park sub-division.

Part of Lot 125, being Lots 264 and 265 in Lundy Park sub-division.

eart of Lot 125, being Lots 262 and 265 in Lundy Park sub-division.

that you is not place in the party and property and the party party in the past and the second s and the state of t As no mism on a result in the contraction of the state of the contraction of the contract . Island to the second place of the second s . I I dea will about the 19th and author 19th and " - - are of int life being lots the east the are and the sur-BUT WILL IN THE TOUT OF BUT OF BUT ON THE STATE OF THE WAR BUT OF THE STATE OF THE Wit government to the second of the second o AND CONTRACTOR OF THE CONTRACT the second secon 10 to

2 1 1 1 1 1 1 1 1 . . 1, 1 mille minute more annitively in the consequence as the and of annual county to the same of the sa at the Remote Company of the tent to be the Landing the state of the state THE REPORT OF THE PROPERTY OF Contract Con all amendments (1) and a The state of the second of the

WALTER J. FRANCIS & COMPANY.

Copy for Enclosure to Mr. J. Allan Ross.

Number on Plan	ALCO .	Date of Furchase	Area Feet	Purchase Price	Frice per Foot Fronta
Townsh:	is of Stamford. (Continued).		Feet Frontage	& LADS ACC	VIESD POK
93	Western Realty and P. C. Lee	Oot. 20 '17	50	300	6.00
94	Western Realty and D. T. MoGui	ire Oct. 20 '17	125	750	6.00
95	I. Glasgow		<u>Acres</u>	. 71,000	Price per Acre
98	E. and T. B. Tough	May 17 '18	1.81	724	400
97	J. B. Marshall Estate	July 17 '18	49.80	. 22,000	442
98	S. J. Watson	Aug. 11 '19	12.74	11,465	900
99	T. Z. Watson	. Oct. 3 '21	6.69	4.014	600

THE CONSTRUCTION OF THE CANAL. (Continued).

Part of Lot 125, being Lots 260 and 261 in Lundy Park sub-division.

Part of Lot 125, being Lots 255 to 259 inclusive, in Lundy Park sub-division.

Note:-

The foregoing lots form part of Lundy Park sub-division in which a street has been graded and a water main laid. The lots were all vacant, and were practically all utilized for the construction of the canal.

Parts of Lots 42, 57, 59, 74, 106, 107, 114, 115, 124 and 125. These properties consisted of farm lands, orchards, vineyards, meadows and some bush land. They also included part of Bowman's fully. There were two frame houses and a number of barns on the property. Part of Lots 115 and 124 are leased to C. Groucher for \$343.00 per annum, and a part of Lot 59 is leased to R. McQuade for \$180.00 per annum. 42.7 acres of this property has been sold to the Queen Victoria Niagara Falls Park Commission.

Part of Lot 115. A small farm property with no buildings, acquired for future development and now rented to C. Groucher.

Part of Lot 114, consisting of farm lands, market gardens, fruit orchards, and a frame house and barn. The easterly portion is utilized for the construction of the canal and the westerly portion is remted to W. Butcher, together with other lands, for \$425.60 per annum.

Part of Lot 107. This is farm property under cultivation and is remted to W. Butcher. There are no buildings. It is not required for the construction of the canal.

Part of Lot 114. This is a low-lying farm property under cultivation. The reason given for the purchase of this property was that the Greek flowing through the farm would be dried up by the canal construction. The Commission purchased the property in order to avoid paying damages and utilized it for the disposal of spoil from the Canal. There were no buildings on this property.

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Number on Plan	y v	mdor		e of chase		Area	Purchase Price)	Price :
Towns	nip of Stamford	. (Continued)				Acres	Q TANNS	2 ACIONI	\$ IRED FO
100	T. E. Watson	********	Nay	17 *18	******	12.9			
101	A. Birkett		Мау	5 *18	•••••	34,84	. 40,000	****	1,150
102	G. H. Ellis .	*******	C _{hap})**P	. <u>Y</u>	7.84	4,900	****	625
103	G. H. Bilis .	***********	···· Aug.	18 *21	*****	0.26	100	****	625
104	E. N. Hicks .	**********	···· Jen.	13 120	*****	8.10	6,480	****	800
108	Dalton Estate	**********	Oct.	13 *20	*****	5.01	4,008	****	800
106	W. P. Dimon .	**********	Har.	22 •21	*****	6.69	6,690	****	1,000

107 S. Birkett May 17 '18 21.28... 35,000 1,645

THE CONSTRUCTION OF THE CANAL (Continued).

Part of Lot 114, containing small fruit orchards but with no buildings. It was almost entirely used for the construction of the canal, but a small piece is rented to W. Butcher.

Part of Lot 107, including a frame house, barns, orchards and market gardens. The house and part of the property is occupied by the Farms' Department of the Hydro-Electric Power Commission, and another part is remted to W. Butcher. The easterly part is utilized for the construction of the canal.

- Part of Lot 113, being a farm property under cultivation. This property was purchased for the same reason as No. 99
- Part of Lot 113, being a narrow strip adjacent to No. 102 and purchased for the same reason as No. 99.
- Part of Lot 113, being a farm property under cultivation and purchased for the same reason as No. 99. It was bought subject to the vendor's occupation for a number of years.
- Part of Lot 113, being a farm property under cultivation, purchased for the same reason as No. 99.
- Part of Lot 113. This property included an ice-house and pond and was purchased by the Hydro-Electric Power Commission on account of the drying up of the pond by the canal construction work. The buildings were all retained by the vendor. Part of the property has been filled with speil and part is rented to T. Rocco for \$25.00 per annum.
- Part of Lots 95 and 107, being a farm property with a peach orchard and a market garden. It is not utilized for the canal. The purchase included a brick house and barns. Part of the property is now rented to W. Coates, and the rest is operated by the Farms Department.

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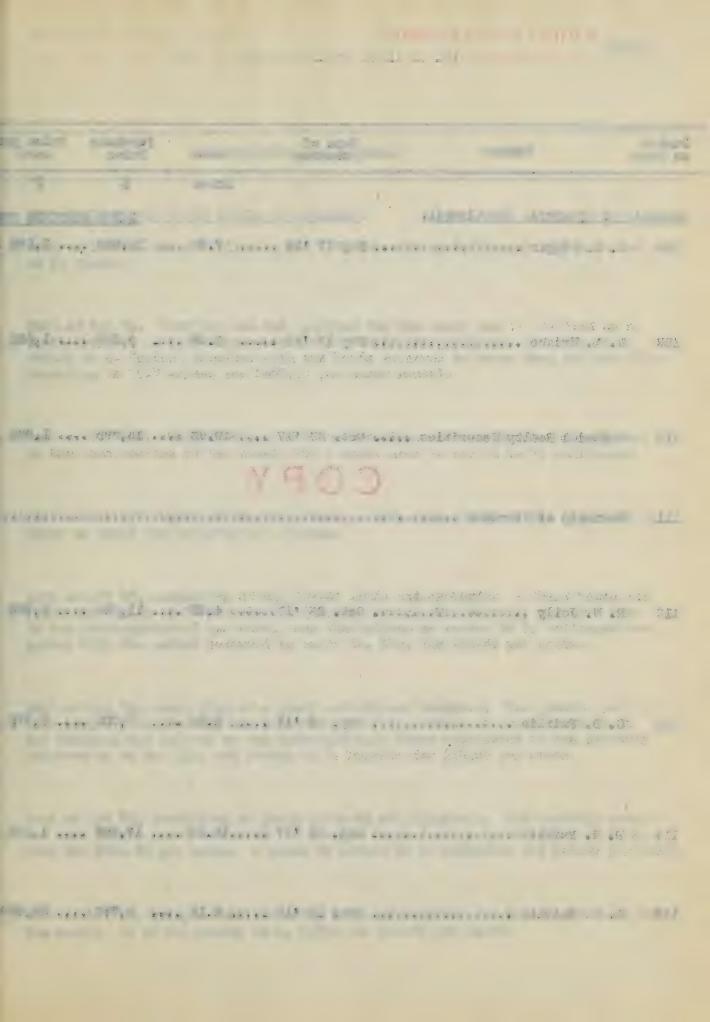
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Number on Plan	Voza	dor	Date of Purchase	Ares	Purchase Price	Price per
				Acres		
Townshir	of Stamford.	Continued.			LANDS A	COUIRED FO
108	J. H. Bigger		May 17 *18	7.78	12,000	1,540
109	W. B. Kriske		May 17 *18	5.06	8,500	1,682
110	Colonial Realty	7 Securities	oct. 25 '17 .		16,395	1,500
111	Township of Sta	unford	C O F		***	
112	R. W. Jolly		Oct. 23 '17	4.45	11,000	2,480
213	0. D. Fairlie		Sep. 5 '17	2.95	7,000	2,375
114	D. W. Fairlie	• • • • • • • • • • • • • • • •	Sep. 21 *17	20.60	17,500	1,680
115	E. A. Fairlie		June 18 *18	0.15	3,750	25,000

THE CONSTRUCTION OF THE CANAL, (Continued).

- ... Part of Lot 96, being similar to No. 107, but with no buildings. It is rented to W. Coates.
- Part of Lot 96. This lot was not required for the canal and is utilized as a ... fruit orchard. A brick house was included with the purchase. The orchard is rented to W. Goates, together with the lands referred to under Nos. 107 and 108, amounting to 18.7 acres, for \$400.00 per emum rental.
- ... Part of Lot 108. This land was under cultivation. It was almost entirely used in the construction of the canal, but a small area is rented to F. Gallinger.

COPY

- ... Part of Lot 106, known as Morrison Street. This road allowance was purchased in order to avoid the building of a bridge.
 - Part of Lot 95, consisting of cultivated lands and orchards. A frame house and barns are rented to W. Burritt for \$15. per month. The easterly part was used in the construction of the canal, and the balance is rented to F. Gallinger together with the parcel referred to under No. 110, for \$42.50 per annum.
- Part of Lot 95, consisting of a peach orchard and vineyard. The greater part of .. this property was used in the construction of the canal. A house included in the purchase was removed by the Hydro-Electric Power Commission to the property referred to as No. 112, and rented to E. Misener for \$15.00 per month.
- Part of Lot 95, consisting of peach orchards and vineyards. The easterly corner ... was used in the construction of the camal. About 4 acres is rented to A. J. K. Rose for \$162.50 per annum. A house is rented to J. McCracken for \$15.00 per month.
- ... Part of Lot 95, being a small building lot, not required for the construction of the canal. It is now rented to J. Hicks for \$15.00 per month.

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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Sumber on Plan		V	endor		Date	e of chase		Area	Purch		Price ;
	produced as high and							Acres	0		\$
Town	shir	of Stanford	i. (Continued).						LANDS	TOORI	RED FOR
116	G.	Deans		**** X	ey :	17 •31	8	. 3.54	9,50	0	. 2,682
217	R.	Hartley	*********	N	ay .	3 11	8	. 4.31 .	11,000)	. 2,550
21.8	¥.	Stephenson	*********				γ	. 2.01 .	7,000) ****	. 3,462
119	n.	Hartley	*******	· · · · · 16	NJ N	5 *1 8		0.81 .	*** 750	****	3,574
120	n.	Davis	• • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	De 1	3 •17	*****	1.02	4,500	••••	3,580
121	M.	P. and W. E.	Fitch	Jr	ne 5	0 •17	****	0.97	4,000	****	3,578
122	D.	Suley	*********	31	me 3	0 *27		%.49	7,500		CZ ECPFO

THE CONSTRUCTION OF THE CANAL. (Continued).

Part of Lot 95, being largely occupied by a peach orchard. A stone house on this property is occupied by the Farms' Department of the Hydro-Electric Power Commission. The land is rented to J. Gallinger. This property was not directly required for the construction of the canal.

Part of Lot 95, consisting of a peach orchard. A brick house is rented to G. Lowry for \$20.00 per month. The orchard is rented to J. Gallinger. This property was not directly required for the construction of the canal, but part of a construction camp was located here.

Part of Lot 95, consisting of a peach orthard. A frame house on this property is rented to W. Phillips for \$15.00 per month. The orchard is rented to J. Gallinger together with the properties referred to under Nos. 116 and 117 for \$91.75 per year. This property was not directly required for the construction of the canal but part of a construction camp was located here.

Part of Lot 95, consisting of garden plot which is now rented to R. Hartley for \$5.00 per sumum, as it was not used for the construction of the canal.

Part of Lot 95, containing a frame house and a garden. The former is used as a residence for one of the aretakers of the Hydro-Electric Power Commission.

Part of Lot 95, containing a frame house, barn and garden. The former was used as an office building by the Hydro-Electric Power Commission, and is now remted to C. Hyatt for \$20.00 per month. The western portion of the property was used for the construction of the canal.

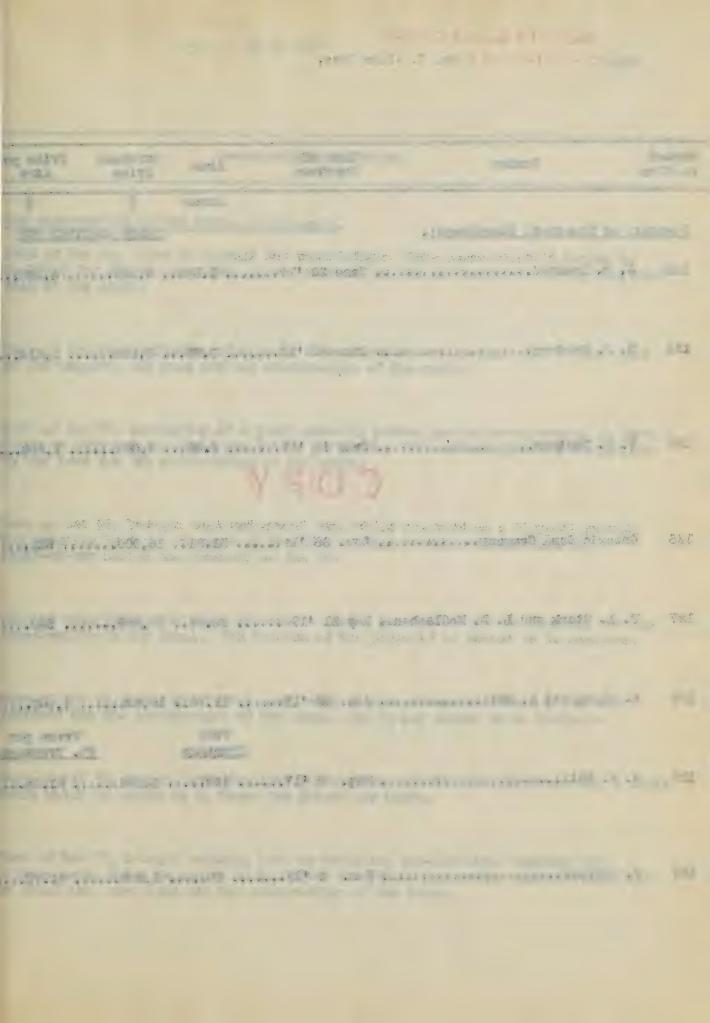
Part of Lot 95, containing a frame house and small barn, the former being used by the Hydro-Electric Power Commission as an office. It is now rented to E. Lundy for \$15.00 per month. The westerly part of the property was used for the construction of the canal.

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Number on Plan	Vendor	Date of Purchase	Area	Purchase Price	Price pe
			Acres	\$	\$
Townsh	in of Stamford. (Continued).			LANDS AGO	UIRED FOR
123	J. P. Munford	June 30 *17	1.05.	4,500	4,280
124	E. J. Numford	June 30 17	3.95	4,000	1,014
125	F. R. Heximor	July 16 *17	5 ₊ 56	9,000	1,620
		COPY			
126	Ontario Sana Company	Nov. 26 17	51.21	16,000	512
127	F. L. Stark and L. L. HoGlas	then May 31 '19	22.07.	. 12,359	550
128	M. Clark and L. Mail	Jan. 15 '19	11.78	16,492	1,400
			Frontage		Price per Ft. Frontag
129	W. E. Hall	Sep. 5 17	160		
130	F. Skipper	Jan. 5 '18	80	. 2,500	31.75

THE COMMITTION OF THE CANAL, (Continued).

Part of Lot 95. This is a small lot containing a frame house which is rented to W. McKee for \$15.00 per month. About one-half of the lot was used for the construction of the canal.

Part of Lot 95, consisting of a peach orchard and market garden. The greater part of the property was used for the construction of the canal.

Part of Lot 95, consisting of a peach orchard, market garden and vineyard. A frame house is remted to G. Weels for \$15.00 per month. The easterly part of the property was used for the construction of the canal.

Part of Lot 95, being a sand and gravel pit, which was used as a disposal ground. The property is to be conveyed to the City of Niagara Falls in exchange for a right-of-way across the cemetery on Lot 90.

Part of Lots 77 and 90, being cultivated land. Part of Lot 77 was required for the construction of the canal. The balance of the property is rented to W. Goodyear.

Part of Lot 90, being cultivated land, with a frame house and barn. It was not required for the construction of the canal, and is now rented to W. Goodyser.

Part of Lot 77, being 4 building lots in Westholme sub-division, together with a frame bouse which is rented to 0. Chase for \$15.00 per month.

Part of Lot 77, being 2 building lots in Westholme sub-division, together with a frame house which is rented to F. Easton for \$10.00 per month. The westerly parts of these lots were used for the construction of the canal.

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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Number on Flan	Vendor	Date of Purchase	Area	Purchase Price	Price per Acre
			Acres	8	*
Tomahi	p of Stamford. (Continued).			LANDS ACC	WIEED FOR
131	Township of Stamford	**************	. 0.15	1	**** * ****
132	P. L. Stark		21.01	11,765	560
133	Township of Stamford			**** ** ****	** **
		COPY			
134	Galley Estate	Feb. 15 '18	.29.41	7,712	266
135	J. H. R. Galley	Apr. 5 '18	. 8.87	10,625	.1,200
136	F. Slater	June 30 '17		2,500	~
137	W. A. Pewsonsonsonsonsons	Aug. 14 '18	1.00	2,000	. 2,000
138	Township of Stamford	**************		*** - ****	•• • ••••

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Description and Remorks.

THE CONSTRUCTION OF THE CANAL. (Continued).

Part of Lot 77, being a road allowance, and used for the construction of the canal.

Part of Lot 77, being meadow and cultivated land. A frame house on this property is rented to J. Henter for \$15.00 per month. Another house belonging to the Hydro-Electric Power Commission is rented to J. McRea for \$15.00 per month. The central part of the property was used for the construction of the canal.

Part of road allowance between Lots 74 and 76. A new road allowance was transferred to the Township of Stamford, in order to provide for a square crossing.

COPY

Part of Lot 73, being cultivated farm land. A frame house on this property was moved by the Hydro-Electric Power Commission to Lot 60 and is rented to R. Meduade for \$15.00 per month. A read allowance has been transferred to the Township of Stamford.

Part of Lot 73, being cultivated farm land with an orchard. A frame house is rented to A. J. Bowman for \$15.00 per month. The greater part of the property has been utilised for the construction of the canal, or transferred to the Township of Stamford for a road allowance.

Part of Lot 73, being a small building lot containing a frame house which is rented to P. Reid for \$15.00 per month. The rear of the property was utilized for the construction of the canal.

Part of Lot 75, being a small lot on which is situated a slaughter house still occupied by the vendor. Part of the property has been transferred to the Township of Stamford for a road allowance.

Part of road allowance between Lots 73 and 74, acquired in order to avoid a crossing of the Canal, and replaced by a new road allowance. (See Nos. 135 to 137).

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		Pardiuse	Area	Price	Acre
	als til nesset ig men stored var en en ombrette er en ende er en store fler etter det er der etter i den storet er de stille er for er en		Acres		•
Township	of Stemford. (Continued).			LANDS AGG	grand for
139	Ontario Power Company	Aug. 50 *20	6,17	**** * *	**** * 4
140	J. B. Hopkins	Dec. 7 '16	16.26	**** 4,067 *	250
141	Ontario Power Company				
		COPY			
143	M. E. Horrison	Apr. 18 •17	65.35	16,337	250
143	E. T. Roberts	. Jan. 27 •17	170.75	34,150	200
144	Township of Stanford	> 0 a : < 0 \$ > 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$	9.7	*******	* * * 4 * * * * * * * *
145	F. Roberts Estate				

THE CONSTRUCTION OF THE CANAL. (Continued).

- Part of Lot 74, being cultivated land. This formed part of the total purchase of 79.05 acres for the sum of \$30,875. It was entirely used for the construction of the cenal.
- Part of Lot 42. This property was mostly bush, but a small part was under cultivation. It was partly used for the disposal of excavated material and later for construction buildings.
- . Part of Lot 42, being cultivated land. It was used for construction tracks. This formed a part of the total purchase of 79.05 acres for \$30.675.00.
- Part of Lot 42. This property formed part of Bownen's Gully and was used on the easterly side for the construction of the Whirlpool Section, while the westerly portion was filled in and used as a camp site.
- Part of Lots 41, 57 and 53. The westerly portion of this property was used for the construction of the canal. The part adjacent to the Niegara River has been sold to the Queen Victoria Niagara Falls Park Commission. The property originally consisted of cultivated land with vineyards, some bush, a stone house and barms.
- This property consisted of a forced road lying in Lots 39, 40 and 41, and between Lots 21 and 22. It was purchased in order to avoid two crossings of the canal, and the easterly part has been sold to the Park Commission.
- Part of Lot 39. This property consisted of cultivated land with about 8 acres of good bush, from which the timber was cut by the Hydro-Electric Power Commission. A frame house is occupied by F. B. Gracey, for \$15.00 per month. The central portion has been utilized for the construction of the canal. The easterly part has been sold to the Park Commission. The westerly part is operated by the Farms' Department of the Hydro-Electric Power Commission.

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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Number on Plan	Vendor	Date of Furchase	Area	Purchase Price	Price po
			Acres	V	\$
	of Stanford, (Continued).			LAMOS ABO	
146	W. Bracken	*********	. 15.41	6,164	400
147	A. Thompson	July 8 °18	. 26.52	8,500	•••• 520
148	C. D. Roberts	Oct. 23 '17 COPY	. 77.20	19,200	**** 350
149	C. Murray	Apr. 18 '17	.102.93	25,732	250
150	Township of Stamford	* * * * * * * * * * * * * * * * * * * *	. 0.15	*******	*******
161	A. W. and C. H. Larkin	Jan. 27 *17	.152.50	SD.000	and and

THE CONSTRUCTION OF THE CANAL. (Continued).

- .. Part of Lot 40. This property consisted of cultivated land. It has been sold to the Park Commission.
- Part of Lot 22, consisting of cultivated land with an apple orchard and vineyard.

 .. A stucco house and frame barn on this property are rented to 3. Moreau for \$15.00 per month. The property was not required for the construction of the canal.
- Part of Lot 22, consisting of cultivated lands with some bush. A frame house
 .. is rented to J. Beswick for \$15.00 per month. The easterly corner of this property was used in the construction of the canal. The balance of the land is operated by the Farms' Department of the Hydro-Electric Power Commission.
- Part of Lots 21 and 40, consisting of cultivated lands with a good stone house and frame barn. The central portion was used for the construction of the canal.

 **The easterly portion has been sold to the Queen Victoria Miagara Falls Park Commission. A small portion of the land is operated by the Farms Department of the Hydro-Electric Power Commission.
- Part of the road allowence between Lots 20 and 21. This road was purchased in .. order to avoid the construction of a crossing, and part has been sold to the Park Commission.
- This property consisted of a large farming property with two houses, a cottage, barns, silo, garage, stable and so forth. The central portion was used for the construction of the canal, and 33 acres of land and some buildings are rented to J. D. Slater for \$200.00 per amum. The westerly part is operated by the Farms' Department of the Hydro-Electric Power Commission, and the easterly part has been sold to the Park Commission.
 - The lands referred to under Nos. 95, 145, 144, 145, 146, 149, 150 and 151 as being transferred to the Park Commission were sold to them for the sum of \$99,655.00, being an average price of \$509.00 per acre.

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Number on Plan	Vendor	Data of Furchase	Area	Purchase Price	Price pe
Tomahin	of Stamford, (Continued).		Acros	\$ LANDS ACO	\$ ULKAD FOR
152	Ontario Power Company	· · · · · · · · · · · · · · · · · · ·	. 18.93	*******	*****
153	J. D. Larkin	Aug. 15 '18	. 85.47 .	22,015	264 .
		LANDS ACOUTE	ed for th	e converge	ON RAILWAY
154	H. J. Rombon	· @ · O · P · Y	. 27.35	8,205	*** 500
155	G. R. Russell	. Feb. 18 '16	• 55 . 92 •	16,776	500 .
156	L. and R. B. Thompson	. July 18 '18	. 0.54	600	1,211
1.57	P. Halst	. Ang. 2 13	. 0.09	500	5,550 .
158	M. J. DeBoise	. Sep. 5 117	. 0.40	5,150	7.875

THE CONSTRUCTION OF THE CANAL. (Continued).

- . Fart of Lot 1, being cultivated land. This property was entirely used for the construction of the cenal.
- Part of Lot 1, in the Township of Stamford, and part of Lot 1 in the Township of Miagara. This property was largely under cultivation and was used for the construction of the Canal, Forebay and Screen House, and for a camp site.

RIGHT-OF-WAY AND FOR THE DISPOSAL OF CANAL ENCAYABION.

Part of Lot 55, consisting of farm and. Phi land is occupied by the disposal railway and construction buildings.

Part of Lot 45, consisting of farm land with a small orchard. Part of this property is occupied by the disposal railway and part by construction building. The balance is rented to K. McLeod for \$90.00 per amum, increasing to \$120.00 per amum. It is stated that the large area was purchased in order to avoid separation damages.

Part of Lot 43, consisting of farm land. This land was utilized as the right-ofway for the disposal railway. The high price is said to be on account of the separation damages.

Part of Lot 43, consisting of farm land. This land was utilized as the right-ofway for the disposal railway. The high price is said to be on account of the proximity of the railway to the dwelling.

Part of Lot 45, being farm land and including a frame house, which was rented to J. Stevens for \$15.00 per month, but has been vacant since July lat, 1922. The northerly part of the land was utilized as the right-of-way for the disposal rail-way.

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Number on Plan	Vendor	Dat	e of	10	Are	4	Purchase Price	3	Price po
Romehin	of Stemford, (Continued).		LAN	De /	Acre		CORPERU	MION	\$ RAILWAY
Spiriture of Empire Control of Co	W. G. Kiemele	May	3	*10	0.9	3	. 4,000	****	4,080
160	W. C. Klemele	Aug.	2	•18	0.1	9	. 500	••••	2,630
161	D. Stewart	July	4	*18	0.2	2	. 600	****	2,725
162	F. Hamilton	Nov.	3	•13	1.6	2 •••	. 4,500		2,780
165	J. J. Madden	Dec.	29	*27	1.9	7	. 4,500		2,280
164	H. A. Haigh	Nov.	26	•17	1.8	5	. 3,500		2,260
165	Michigan Control Railroad	Dec.	20	*18	92.	5	.29,000.		514
166	Queenston Quarries	Mar.	15	*21	Z.	58	•• 516	••••	20

RIGHT-OF-WAY AND FOR THE DISPOSAL OF CAMAL EXCAVATION. (Continued).

Part of Lot 45, consisting of farm land on which was situated a stone house. The property has been entirely occupied by the right-of-way for the disposal railway.

Part of Lot 37, being farm land and utilized as the right-of-way for the disposal railway.

Part of Lot 36. This right-of-way for the disposal railway crossed a peach orchard.

Part of Lot 36. This right-of-vay for the diaposal railway crossed a corner of a small fruit form.

Part of Lot 36. This right-of-way for the disposal railway crossed a peach orchard and market garden.

This property included a frame house which is rented to J. Haughton for \$10.00 per month.

Part of Lot 25, being a farm property with 25 acres of good timber. Part of the property has been utilized for the disposal railway and part for a sand pit. A small area is rented to K. McLeod, for \$25.00 per annum with increase in rentals for the future. 28.6 acres of the property consisted of a sand pit which was charged to the Stores Department of the Hydro-Electric Power Commission, at a valuation of \$8.156.25.

Part of Lot 16, consisting of scrub-bush sequired in connection with the foregoing parcel No. 165.

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								Upide responsations	Aore	20	*		\$	
Towns	hip (Staufor	d. [Conti	med).		Id	EDG_	ACQUIT	ED POP	THE	CONST	areasto	V RAIL	脚点
167	Qt	memston Q	warries .	*******	May	3	*18	****	0.11		500	*****	2,725	
168	w.	N. Hacle	od Estate	*********	Oct.	10	*18	****	21.78	***	10,500	••••	482	
169	H.	S. and R.	. C. Mack	ecd	Feb.	15	'1e	Ψ.	50.38	***	15,854	••••	275	•
170	C.	S. Steway	rt	********	Peb.	15	*18	****	4.75	***	1,428	****	300	
171	D.	Lonehan .	*******	*******	June	16	•19	****	5.56	***	5,000	****	900	*1
172	A.	M. and C.	Kerburn	*******	July	18	•17	*****	109.83	***	28,555	••••	260	••
173	A.	C. and J.	L. Tembr	roedic	July	16	•17	****	62.38	***	15,595	****	236	

Description and Remarks.

RIGHT-OF-WAY AND FOR THE DISPOSAL OF CANAL ENGAVATION. (Continued).

- . Part of Lot 16. This was a peach orchard and was acquired for the disposal rail-way right-of-way.
- Part of Lots 15 and 25, ecosisting of crohards, vineyaris and some cultivated land, together with a frame house and barns. The property has mostly been used for disposal of excevated material. The house is ranted to Sherbehnk for \$10.00 per month.
- Part of Lots 6, 15 and 26, someisting of a young peach orchard and bush. No buildings were included in the purchase. The property has been used for the disposal of excavated material.
- . Part of Lots 6 and 15, consisting mostly of bush and utilised for the disposal of
- Part of Lot 5, including a frame house. The property is rented together with other properties for \$125.00 per amum.
- Part of Lots 14, 15 and 26, consisting of orchard and farm land, together with a frame house and barn, which were sold and removed. A large part of the property is covered with spoil, and about 45 acres are rented to H. S. McLeed.
- Part of Lots 6 and 15, consisting of farm land, with an orchard, vineyard and frame house. Part of the property is covered with spoil, and the balance is rented to F. Todruik, together with other lands for \$180.00 per amum.

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Number on Pla		Vendor	Date of Purchase	Area	Purchase Price	Price p
Townsh	in of	Hissaya.		Acres	LANDS ACOU	tred for 91
200			Apr. 7 *22	6.72		
201	B. J.	and A. W. Dos	Jan. 27 '22	0,16	200	1,250
202	S. A.	. Noys Estate	Apr. 18 *22	0.62	6,500	10,500
			COPY	•		
203-4	W. W.	. Condlin	June 5 *20		2,500	14,70
205	R. J.	. Trimble	Apr. 26 121	0.55	1,500	**** 4,28
206	P. A.	J. Sheppard	June 1 *20	0.56	1,500	4,171
207	C. J.	. Hemilton	Sapt.20 '21	0.90	4,500	B,000
205	M. L.	Sheppard	Sept.20 *21	0.58	675	1,16

Description and Remarks.

QUESTION POWER HOUSE RAILWAY.

Part of Lots 1 to 14 inclusive, and part of Lot 16. This land was purchased for the Queenston Power House railway and for a disposal area. All surplus land is to be sold to the Queen Victoria Biagara Falls Fark Commission.

Part of a Village Lot, being rough ground and utilized for a road diversion.

Part of Lot 6, being Village Lots 10, 11 and 12. A strip of land utilized for the right-of-way of the Power House Railway, and diversion of the International Railway.

COPY

Part of Lots 13 and 14 in the Village of Queenston, and part of "Deep Hollow", being a residential property. The purchase price included the moving of a barn and chicken-rum. The property was used for the diversion of the International Railway.

Parts of Lots 34, 55 and 36, in the Village of Queenston. No buildings were included in this purchase. The property has been utilized for the diversion of the International Emilway.

Part of Lot 6, with a frame house, and barn. It was purchased in order to avoid separation damages. The house was rented to H. Crossley for \$15.00 per month, who was later evicted for non-payment.

Part of Lot 6. being grounds for residential property and utilized for the Queenston Power House railway right-of-way.

Part of Lot 6, being rough ground around residence. This was utilized for the Queenston Power House railway right-of-way.

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 Watter J. Francis & Company Co

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WALTER J. FRANCIS & COMPANY.

COPY FOR ENCLOSURE TO MR. J. ALLAN ROSS.

Runber on Plan	Vez	ador	Date Purc			Area	Purche Price		rice p
<u>Pownshi</u>	o of Miagara, (C	Continued).				Agres LAM	\$ ACQUIRE	D FOR T	\$ MB
209	F. A. J. Sheppe	are excesses but	Sep. 2	0 *23	*****	1.66	1,925	*****	1,160
210	R. C. Young	*************	Dec.	2 *20	****	67.95	24,000	*****	273
211	W. H. Kerr	************	Jan. 2	•21	*****	1.96	5,250	*****	1,660

COPY

Description and Remarks.

QUESTISTON POWER HOUSE RAILWAY, (Continued).

Part of Lot 6, including a small fruit orchard. It was utilized for the Queenston Power House railway right-of-way.

Part of Lot 6, being a farm property with generally poor land. The land was used for tracks, storage and piling grounds. About 60 scres were rented for 1922 to R. Crow for \$50.00.

Part of Lot 7, including peach and cherry orchards. This property was used for the Queenston Power House railway right-of-way.

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